



GRASSROOTS
REALTY GROUP

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1611 Olympia Drive SE
Calgary, Alberta

MLS # A2332055



\$529,000

Division:	Ogden		
Type:	Residential/House		
Style:	Bungalow		
Size:	865 sq.ft.	Age:	1972 (54 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Cul-De-Sac, Level, No Neighbours Behind, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: Stove, refrigerator, range hood washer/dryer in Basement

Great opportunity for homeowners or investors! This well-maintained property offers separate entrances for the upper and lower levels, with an illegal basement suite currently generating \$1,600/month including utilities. The main floor features 3 bedrooms, 1 full bathroom, a functional kitchen, and its own laundry. The lower level offers 2 bedrooms, 1 full bathroom, a second kitchen, separate laundry, and comfortable living space. A sprinkler system is also installed in the utility room for added peace of mind. Many important updates have been completed over the years, including furnace in 2026, hot water tank in 2023, basement flooring in 2023, basement paint in 2024, upper level paint in 2023, updated windows and garage door in 2013, roof in 2013, and updated electrical and plumbing since 2013. Appliances, upper and lower kitchen cabinets, and upper level flooring were also updated around 2013–2014. Convenient layout, income potential, and strong long-term value in an established community.